

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ NOVEMBER 23, 2012 ★ Honesdale, PA ★ No. 37



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## CASES REPORTED

Commonwealth of Pennsylvania  
v.  
Mark Brian Stephens, Defendant

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**Court of Common Pleas  
22nd Judicial District:**

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

**The Legal Journal of Wayne County** contains decisions of the Wayne County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Wayne County Bar Association.

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the “Pennsylvania County Courthouse Series” are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

*The Legal Journal of Wayne County is published and produced by the Wayne County Bar Association and Bailey Design and Advertising.*

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By requirement of Law and Order of Court the *Legal Journal of Wayne County* is made the medium for the publication of all Legal Advertisements required to be made in Wayne County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Wayne County, and selected Opinions and Decisions of the Courts of Wayne County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Wayne County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

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MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



The Legal Journal of Wayne County is a comprehensive weekly guide containing legal decisions of the 22nd Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Wayne County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

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Robert J. Conway, *Senior Judge*

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**Prothonotary, Clerk of The Court**

Edward "Ned" Sandercock

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Brian W. Smith, *Chairman*  
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Ginger M. Golden

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Judy O'Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

**COURT OPINION**

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**Commonwealth of Pennsylvania**

v.

**Mark Brian Stephens, Defendant**

**Docket No. 408-2006-Criminal  
No. 255-2007-Criminal**

Attorney for Commonwealth: Shelley Robinson, Esquire

Attorney for Defendant: Christine Rechner, Esquire

Decided by: Robert J. Conway, S.J.

**Summary of the Case**

Defendant initially filed a *pro se* PCRA Petition back in 2009 seeking relief on a variety of grounds. Following the appointment of new PCRA counsel in January 2012, an amended PCRA Petition was filed on August 10, 2012, alleging only ineffective assistance of counsel.

Defendant was originally charged with Burglary graded as an F1 under Information 408-2006 for breaking into a quarry and seven separate counts of Burglary, also graded as F1's, under Information 255-2007 for breaking into a series of quarries and barns in northern Wayne County. In both cases, the Information as filed alleged that "Defendant did enter a building or occupied structure, or separately secured or occupied portion thereof..." Defendant ultimately entered a guilty plea to the burglary charges as graded in the Information, and was sentenced to a period of incarceration of 36 to 72 months on each count, to be run consecutively.

Pennsylvania law provides that burglary is an offense of the first degree when a defendant enters a building or occupied structure that is adapted for overnight accommodation. 18 Pa.C.S. § 3502(a)(1)-(2). Burglary is also graded as a felony of the first degree when a person is present in the building that is not adapted for overnight accommodation at the time of the offense. 18 Pa.C.S. § 3502(a)(3). When a building is

not adapted for overnight accommodation and no person is present at the time of the offense, burglary becomes a felony of the second degree. 18 Pa.C.S. § 3502(a)(4); 18 Pa.C.S. § 3502(c)(2).

In this case, Defendant did not dispute that he committed the burglaries for which he was sentenced. The relief Defendant was seeking in his PCRA was to be re-sentenced with the burglary charges graded as felonies of the second degree as he believed his trial attorney was ineffective for failing to challenge the grading of the offenses prior to Defendant pleading guilty. In order to prove ineffective assistance of counsel, a defendant must establish: (1) the underlying claim has merit; (2) counsel had no reasonable basis for action or inaction; and (3) the defendant suffered prejudice by counsel's ineffectiveness. Commonwealth v. Paddy, 15 A.3d 431, 431 (Pa.2011) (citations omitted). A claim for ineffective assistance of counsel will be denied if a defendant fails to meet any one of the three prongs. Id.

The PCRA Court agreed with Defendant in this case, making a determination that trial counsel was ineffective for failing to challenge the grading of the burglary counts. In making its determination, the Court heard testimony from Defendant as well as trial counsel. In addition, the Court also reviewed the guilty plea hearing transcript in which the District Attorney recited to the facts, making it clear to the Court that the charges were improperly graded. As a result, the Court granted Defendant's PCRA and scheduled him to be re-sentenced for Burglary graded as a felony of the second degree following the completion of a pre-sentence investigation by the Probation Department.



**LEGAL NOTICES**

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*IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY  
COMMONWEALTH OF PENNSYLVANIA*

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**ESTATE NOTICES**

*Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named.*

*All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

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**EXECUTOR NOTICE**

Estate of WILLIAM  
HENKELMAN AKA WILLIAM  
R. HENKELMAN

Late of Salem Township  
Executor

PNC BANK, NATIONAL  
ASSOCIATION

60 WASHINGTON STREET  
EAST STROUDSBURG, PA  
18301

Executor

NATALIE HENKELMAN  
138 WAYNEWOOD ROAD  
LAKE ARIEL, PA 18636

Attorney

J. FREDERICK ROHRBECK  
220 PENN AVENUE, SUITE 200  
SCRANTON, PA 18503

**11/23/2012 • 11/30/2012 • 12/7/2012**

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**ADMINISTRATRIX NOTICE**

Estate of TISDEL M.  
GLOSENGER AKA  
TISDEL MILLS GLOSENGER

Late of Honesdale Borough

Administratrix

MARY A. ELDRED

657 WEST PARK ST.  
HONESDALE, PA 18431

**11/23/2012 • 11/30/2012 • 12/7/2012**

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**EXECUTRIX NOTICE**

Estate of ARLINGTON LEROY  
SEIFERT AKA ARLINGTON  
SEIFERT AKA ARLINGTON L.  
SEIFERT

Late of Dreher Township

Executrix

DARLENE R. SALSBERY  
2742 W 550 N  
SHARPSVILLE, IN 46068

Attorney

NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

**11/16/2012 • 11/23/2012 • 11/30/2012**

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**EXECUTOR NOTICE**

Estate of JOHN PAUL HOWELL  
AKA JOHN P. HOWELL

Late of Salem Township

Executor

HARRY HOWELL

1228 CORTEZ ROAD  
LAKE ARIEL, PA 18436

Executor

JEAN HOWELL

1228 CORTEZ ROAD  
LAKE ARIEL, PA 18436

Attorney

MATTHEW L. MEAGHER,  
ESQUIRE

1018 CHURCH STREET  
HONESDALE, PA 18431

**11/16/2012 • 11/23/2012 • 11/30/2012**

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**EXECUTOR NOTICE**

Estate of MABEL B. SKIER  
Late of Honesdale Borough  
Executor  
HENRY M. SKIER  
209 MAIN AVE.  
HAWLEY, PA 18428

11/16/2012 • 11/23/2012 • 11/30/2012

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**ADMINISTRATRIX NOTICE**

Estate of WAYNE A. WILLERT  
Late of Lehigh Township  
Administratrix  
WENDY JADEZUK  
86 WINNIE COURT  
CARLE PLACE, NY 11514  
Attorney  
FRANCES GRUBER, ESQ.  
214 NINTH STREET  
HONESDALE, PA 18431

11/16/2012 • 11/23/2012 • 11/30/2012

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**EXECUTOR NOTICE**

Estate of JOSEPH E. HAWLEY, JR.  
Late of Paupack Township  
Executor  
JOSEPH A. GREENE  
1402 GREEN STREET  
HARRISBURG, PA 17102  
Attorney  
WARREN SCHLOESSER, ESQ.  
214 NINTH STREET  
HONESDALE, PA 18431

11/16/2012 • 11/23/2012 • 11/30/2012

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**EXECUTRIX NOTICE**

Estate of ANN KATHRYN BUSH  
AKA ANNA BUSH  
Late of Cherry Ridge Township  
Executrix  
ALMA GALONIS  
104 GOLF VIEW DRIVE

KUNKLETOWN, PA 18058  
Attorney  
ERROL C. FLYNN, ESQUIRE  
926 COURT ST.  
HONESDALE, PA 18431

11/16/2012 • 11/23/2012 • 11/30/2012

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the Estate of Phoebe A. Balla a/k/a Phoebe Anna Balla late of Wayne County, Pennsylvania, on November 6, 2012 to Joyce Rhinesmith. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to David F. Bianco, Esquire, 707 Main Street, P.O. Box 84, Forest City, PA 18421.  
DAVID F. BIANCO, ESQUIRE  
Attorney for the Estate

11/16/2012 • 11/23/2012 • 11/30/2012

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**EXECUTOR'S NOTICE**

ESTATE OF MAMIE E. DAY, late of Manchester Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Albert E. Day, 3262 Hancock Highway, Equinunk, Pennsylvania. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

11/16/2012 • 11/23/2012 • 11/30/2012

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**EXECUTRIX NOTICE**

Estate of NORA M. REID AKA  
NORA MAE REID  
Late of Texas Township

Executrix  
DONNA R. NON  
1844 FAIR AVENUE  
HONESDALE, PA 18431  
Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

**11/9/2012 • 11/16/2012 • 11/23/2012**

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**EXECUTOR NOTICE**

Estate of HENRY E. CANFIELD  
AKA HENRY CANFIELD  
Late of Honesdale Borough  
Executor  
WILLIAM CANFIELD  
427 GROVE ST.  
HONESDALE, PA 18431  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

**11/9/2012 • 11/16/2012 • 11/23/2012**

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**EXECUTOR NOTICE**

Estate of NICHOLAS D. LONGO,  
SR.  
Late of Hawley Borough  
Executor  
NICHOLAS D. LONGO, JR.  
61 JACKSON VALLEY ROAD  
WASHINGTON, NJ 07882  
Attorney  
JOHN F. SPALL  
2573 RT. 6  
HAWLEY, PA 18428

**11/9/2012 • 11/16/2012 • 11/23/2012**

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**EXECUTRIX NOTICE**

Estate of RONALD R. BUTLER  
AKA RONALD RUSSELL  
BUTLER  
Late of Sterling Township  
Executrix  
GAIL D. BUTLER  
PO BOX 12, 591 STERLING  
ROAD  
STERLING, PA 18463  
Attorney  
MICHAEL D. WALKER, ESQ.  
P.O. BOX 747  
HAMLIN, PA 18427

**11/9/2012 • 11/16/2012 • 11/23/2012**

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**OTHER NOTICES**

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**NOTICE OF FILING  
CERTIFICATE OF  
ORGANIZATION**

Pursuant to the requirements of 15 Pa. C.S. Sec. 8913, notice is hereby given that on October 31, 2012, a Certificate of Organization — Domestic Limited Liability Company for WEST SIX PROPERTIES, LLC, was filed with the Department of State, Harrisburg, Pennsylvania.

The purpose of the limited liability company is for real estate development and rental.

BUGAJ/FISCHER, PC  
308 NINTH ST., P.O. BOX 390  
HONESDALE, PA 18431

**11/23/2012**

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**ACTION TO QUIET TITLE**

The Court of Common Pleas Of  
the 22nd Judicial District  
Commonwealth of Pennsylvania  
County of Wayne

395- Civil- 2012

Charles P. Bayly and Harriet E. Bayly  
Husband and Wife  
PO Box 440  
Waymart, PA 18472

Plaintiffs

Vs.

John Sensentine, Sr., John  
Sensentine, Jr., Hannah  
Sensentine, Elizabeth Sensentine-  
Ulbrich, Minnie Nichols and Ella  
May Matthews  
Their heirs, assigns, successors  
Executors and administrators And  
any persons claiming any Right,  
title or interest in and to The within  
described premises

Defendants

**NOTICE TO DEFEND**

You have been sued in court. If  
you wish to defend against the  
claims set forth in the following  
pages, you must take action within  
twenty days after this complaint  
and notice are served, by entering  
personally or by an attorney and  
filing in writing with the court your  
defenses or objections to the claims  
set forth against you. You are  
warned the if you fail to do so the  
case may proceed without you and  
a judgment may be entered against  
you by the court without further  
notice for any money claimed in

the complaint or for any other  
claim or relief requested by  
plaintiff. **YOU MAY LOSE  
MONEY OR PROPERTY OR  
OTHER RIGHTS IMPORTANT  
TO YOU.**

**YOU SHOULD TAKE THIS  
PAPER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE  
A LAWYER OR CANNOT  
AFFORD ONE, GO TO OR  
TELEPHONE THE OFFICE  
SET FORTH BELOW TO FIND  
OUT WHERE YOU CAN GET  
LEGAL HELP.**

NORTHERN PENNSYLVANINA  
LEGAL SERVICES, INC.  
WAYNE COUNTY OFFICE  
WAYNE COUNTY  
COURTHOUSE  
HONESDALE, PENNSYLVANIA  
18431  
(570) 253- 1031

.....  
**AMENDED COMPLAINT IN  
QUIET TITLE  
FOR UNOPENED LANE**  
.....

AND NOW, comes the Plaintiffs,  
Charles P. Bayly and Harriet E.  
Bayly, by and through their  
Attorneys, **Spall, Rydzewski,  
Anderson Lalley & Tunis P.C. by  
Leatrice A. Anderson, Esquire,**  
and files the following Action to  
Quiet Title, whereof the following  
is a true and correct statement, to  
wit:

1. That the Plaintiffs are  
individuals with a principal  
residence in Clinton Township,  
Pennsylvania.
2. The Defendant, John  
Sensentine, Sr. was a prior owner

of a parcel of land where Plaintiffs' property was subdivided there from.

3. The remaining defendants, John Sensentine, Jr., Hannah Sensensine, Elizabeth Sensensine Ulbrich, Minnie Nichols, and Ella May Matthews are all decedents of John Sensensine, Sr. who had an inherited right to his property by will and devise.

4. The whereabouts or condition of Defendants are unknown, but it is believed they is deceased.

5. The property in question, hereafter referred to as "unopened lane" is described as follows: All that piece or parcel of land, lying, situate and being located in the Township of Clinton, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point for a corner in the eastern edge of a private driveway where the same is intersected by the northern edge of a second private driveway, upon a plan of lots of John Sensentine, being the Southwestern corner of Lot No. 215 upon said plan of lots (Lands in the tenure of Barbara A. Boguski – Record Book 1076 at Page 307) and being further described as being the Northwestern corner of the lands herein described; thence along the northern edge of the second private driveway and along the southern line of the aforementioned Lot No. 215 South eighty-four (84) degrees East a distance of one hundred feet (100') to a point for a corner, said point being the common corner of

Lot No.s 215 and 216 upon the aforementioned plan of lots; thence continuing along the northern edge of the second private driveway and along the southern line of Lot No. 216 (Lands in the tenure of Charles P. Bayly and Harriet E. Bayly – Record Book 3594 at Page 180 – "PARCEL II;") South eighty-four (84) degrees East a distance of one hundred feet (100') to a point for a corner in the western line of lands of Todd A. Canfield and Kari S. Canfield, his wife (Record Book 4056 at Page 207 – "PARCEL II;" – Map Book 12 at Page 39); thence along the western line of lands of said Todd A. Canfield and Kari S. Canfield South six (6) degrees West a distance of ten feet (10') to a point for a corner, said point being the Southeast corner of the aforementioned second private driveway and being further described as being the Northeastern corner of Lot NO. 213 upon the aforementioned plan of lots; thence along the southern edge of the second private driveway and along the northern line of Lot No. 213 and Lot No. 212 (Lands in the tenure of Charles P. Bayly and Harriet E. Bayly – Record Book 2370 at Page 56) North eighty-four (84) degrees West a distance of two hundred feet (200') to a corner in the Eastern edge of the first aforementioned private driveway, said point being further described as being the Northwestern corner of Lot No. 212; thence along the Eastern edge of the first aforementioned private driveway North six (6) degrees East a

distance of ten feet (10') to the point or place of BEGINNING.

**CONTAINING** within said bounds 2,000 square feet; being a strip of land ten feet (10') in width and two hundred feet (200') in length and denoted as a private driveway which lies to the south of Lot No.s 215 and 216 and to the north of Lot No.s 212 and 213 upon a plan of lots of John Sensentine.

6. A copy of a map is attached hereto as exhibit "A" filed with the complaint showing Plaintiffs' properties and unopened lane as assessment provides.

7. Plaintiffs' property was derived from subdivision of larger tract of land.

8. Defendant, John Sensentine, Sr., is prior owner of larger tract of land whereby he reserved the unopened lanes from the conveyances for the subdivision purchasers.

9. The result is the property is currently unassessed, unmaintained and a potential hindrance to Plaintiff's title if opened.

10. Deed of Defendants', John Sensentine, Sr., ownership is attached hereto as Exhibit "B" (as filed with the complaint) for the 60 acres.

11. Plaintiffs' deeds for their ownership of Lots 212, 213 (which run adjacent to the unopened lane and Lots 216 and 219 (where the unopened lane runs between) are attached hereto as Exhibit "C" (as filed with the complaint).

12. The unopened lane property is

not assessed, but is named, "unopened lane" on filed maps.

13. The unopened lane is adjacent to and between Plaintiffs' properties.

14. In deeds conveyed from larger tract of land, there were no easements or rights to access said unopened lane for any property owner.

15. The only easements and rights conveyed with relation to the subdivision:

a. "The grantees herein, their heirs and assigns are to have the right to use the roadway laid out along the margin of Elk Lake in common with the other lot holders or the public." Located in Record book 3594 page 180.

b. "The grantors also grant and convey to the grantees, their heirs and assigns, such right and privileges as the grantors have to boat and fish upon Elk Lake. These rights and privileges to be enjoyed by the grantees in common with the grantors and other owners of lots purchased from the former grantors (Ginda). The grantors, however, do not guarantee unto the grantees any rights or privileges under this clause except such as the grantors may have in and to the use of said lake." Located in Record book 3594 page 180.

c. "Together with the rights to use of a private roadway and the waters of Elk Lake as set forth in the deed recorded in Wayne County Deed Book 237 page 764." Located in record book 2370 page 57

d. In deed book 237 page 764, the "private roadway" referred to is

the “roadway laid out along the margin of Elk Lake in common with the other lot owners or the public.” That deed also provides the right to boat and fish on Elk Lake.

16. None of these reservations are affiliated with the unopened lane

17. The only other neighboring adjacent parcel owner’s deed contains is no language, reservation or granting of any for use or enjoyment of the unopened lane. See deed attached hereto as Exhibit “D” (as filed with the complaint).

18. All previous deeds in that neighbor’s chain of title make the same reference to the right to use the roadway along the margin of the lake and the right to boat and fish in lake. Deeds in the chain of title for the neighbor are attached hereto as Exhibit “E”, (as filed with the complaint).

19. The property owner on the easterly portion of the unopened lane whose property is adjacent for the 10 feet width of the driveway has no language in his deed, or prior deeds in chain relating to right to use said unopened lane.

20. That chain of title does make reference to an additional right of way for the use of a driveway leading from State Highway Route 63037, however that is not the unopened lane referenced herein.

21. It is believed that there are no additional property owners who hold any right to said unopened lane.

#### Count I

#### Action to Quiet Title

Pursuant to Pa. Rule 1061 (b) (2)  
22. Plaintiffs incorporate

allegations 1- 20 as though fully set forth herein.

23. The unopened land is not assessed, but was reserved in the Defendant, John Sensenstine’s, deed when subdivision approval was given.

24. The unopened lane has never been an access roadway for anyone.

25. Plaintiffs maintain said unopened lane as part of their yard.

26. Said parcel should be part of Plaintiffs’ property as it appears to be a contiguous yard.

27. The Plaintiff now seeks to extinguish any and all alleged right, title or interest that the Defendant, or his heirs, executors, administrators, successors or assigns and all persons claiming by, through or under him, shall hold, own or claim.

**WHEREFORE**, the Plaintiff prays this Honorable Court to enter:

(a) An Order barring forever the right of the Defendant and his successors, heirs and assigns from asserting any right, title or interest in and to premises; and

(b) An Order decreeing the Plaintiff is the owner in fee simple free of any encumbrances of Defendant of the premises herein described.

#### Count II

#### Adverse Possession

28. Plaintiffs incorporate paragraphs 1- 27 as though fully set forth herein.

29. The Plaintiffs have owned Lots 212 and 213 since 2003. Prior title was held as follows:

a. Thomas Swingle previously

held said property since 1995;  
b. Prior to Mr. Swingle, Frank Rupp owned said property since 1986.

30. The Plaintiffs have owned Lot 219 and 216 since 2008. Prior title was held as follows:

a. William and Consuelo Corrigan with Beatrice and Donald Sharrock conveyed to Plaintiffs in 1995.

b. Prior to the Corrigan and Sharrocks, Layton and Anna Swingle owned said property since 1984.

31. Plaintiffs have maintained the property in question, beyond their property boundary line and an extension of their land, exclusively, without permission or agreement, openly, notoriously which would characterize an owners' use.

32. To the best of Plaintiff's information, research and belief all predecessors in title have also maintained the unopened lane exclusively, without permission or agreement, openly, notoriously which would characterize an owners' use.

WHEREFORE, your Plaintiffs move this Honorable Court to grant Plaintiffs ownership of the unopened lane now in place which has been used by them and their predecessor in title since 1984 and 1986.

By:

LEATRICE A. ANDERSON, ESQ.  
I.D. # 88401  
Attorney for Plaintiff  
2573 Route 6

Hawley, PA 18428  
(570) 226-6229

11/23/2012

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**SHERIFF'S SALES**

*Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Sheriff's office in Honesdale, located at 925 Court Street.*

---

**SHERIFF'S SALE  
DECEMBER 5, 2012**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset Backed Pass-Through Certificates, Series 2006-X1 under the Pooling and Servicing Agreement dated as of March 1, 2006, Without Recourse issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN piece or parcel of land lying, situate and being in the Township of Paupack, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL ONE:

BEGINNING at a point in the center

of LR 63021, which point is a common corner of Lot No. 3A and Lot No. 3B on the within referenced map, and the Westerly-most point of the within parcel to be conveyed; thence along the centerline of pavement of the said LR 63021, North 6 degrees 39 minutes 53 seconds East 63.79 feet to a point in the center of pavement of LR 63021, said point being also the center of Paupack Township Road 395; thence the following courses and distances along the centerline of pavement of TR 395 and lands now or formerly of James Graham, North 32 degrees 7 minutes 4 seconds East 234.78 feet to a point; thence North 31 degrees 58 minutes 49 seconds East 125.02 feet to a point; thence North 28 degrees 16 minutes 53 seconds East 119.30 feet to a point; thence North 23 degrees 35 minutes 30 seconds East 58.01 feet to a point in the centerline of pavement of TR 395; thence leaving TR 395 along lands now or formerly of Ed Schaepe, South 85 degrees 39 minutes 40 seconds East, 1061.06 feet to a stones corner; thence along lands now or formerly of Charles Marston and C.K. Townsend, South 9 degrees 15 minutes 25 seconds East, 1,176.24 feet to a placed iron pin; thence along line of Lot 3A North 64 degrees 53 minutes 42 seconds West, 1,684.55 feet to the point and place of BEGINNING. CONTAINING 25.507 acres, and described as Lot No 3B on a map by Karl A. Hennings, PLS, dated August 30, 1988, entitled "Map Showing Division of Lands of Edward Strasser", as recorded in Wayne County Map Book 65 at

Page 101.

SUBJECT to the covenants, restrictions, and exceptions of record, including:

1. No house trailers or mobile homes may be placed or erected on the land herein conveyed, and no unsightly buildings, or cabins will be permitted on the premises.

Commonly known as: 19 Bone Ridge Road, Lakeville, PA 18438

Parcel No: 19-0-0294-0034.0005

Being the same premises which Marie-Christine Pereyron granted and conveyed unto Sophie Cahen-Vorburger by Deed dated December 8, 2004 and recorded January 10, 2005 in the Office of

Seized and taken in execution as Sophie Cahen Vorburger 329 W 108th Street, Apt. #1B NEW YORK NY 10025

Execution No. 145-Civil-2007  
Amount \$747,354.11 Plus  
additional

September 20, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale;

and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.

Craig Oppenheimer Esq.

11/9/2012 • 11/16/2012 • 11/23/2012

**SHERIFF'S SALE  
DECEMBER 5, 2012**

By virtue of a writ of Execution PNMAC MORTGAGE OPPORTUNITY FUND INVESTORS, LLC. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN piece or parcel of land lying, situate, and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a pipe corner, being the northeasterly corner of lands of Cosgrove thence long lands of Darrell Shelkey South 69 degrees

16 minutes East 541.16 feet to a pipe corner; thence along lands of the Hideout South 17 degrees 24 minutes West 507.73 feet to a pipe in a stone wall for a corner; thence through lands of the Grantors North 85 degrees 30 minutes West 586.85 feet to an iron pin corner; thence through lands of the same North 12 degrees 17 minutes East 223.53 feet to a pipe corner; thence through lands of the same North 69 degrees 16 minutes West 331.17 feet to a point in the center of the State Road L.R. 63010; thence along the center of the same North 23 degrees 39 minutes East 300.4 feet to a point in the center of the said road; thence along lands of Cosgrove South 69 degrees 16 minutes East 333.0 feet to a pipe corner; thence along lands of the same North 24 degrees 00 minutes East 150 feet to the place of beginning. Excepting and reserving all that certain property known as 2.52 acquired by David A. Merrigan, Patricia B. Merrigan and Melissa B. Merrigan from Ryan Flannery and Sandra Flannery by Deed dated 12/18/2002 recorded 12/18/2002 in Deed Volume 2131 Page 60.

Containing 10.022 acres of land, more or less

Known as 906 Golf Park Drive,  
Lake Ariel, PA 18436

Parcel No.:22-312-7.06

Being the same premises which the Estate of Alfred G. Groschang by and through the Executors, Alfred Gerald Groschang and Karen

Groschang Bach granted and conveyed unto Ryan J. Flannery and Sandra M. Flannery, Husband and Wife, by Deed dated September 27, 2005 and recorded on September 28, 2005 in the Office of the Recorder of Deeds of Wayne County, Commonwealth of Pennsylvania in Book 2873, Page 319.

Seized and taken in execution as Ryan J. Flannery 906 Golf Park Drive LAKE ARIEL PA 18436 Sandra M. Flannery 906 Golf Park Dr LAKE ARIEL PA 18436

Execution No. 465-Civil-2012  
Amount \$294,916.52 Plus  
additional

September 20, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE**

**WILL FORFEIT DOWN  
PAYMENT.**  
Craig Oppenheimer Esq.

**11/9/2012 • 11/16/2012 • 11/23/2012**

**SHERIFF'S SALE  
DECEMBER 5, 2012**

By virtue of a writ of Execution Bank of America, N.A. S/B/M to BAC Home Loans Servicing, LP F/K/A Countywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in the Township of Lake, County of Wayne and State of Pennsylvania more particularly described as Lot No. 567, as shown on a map of lands of Paupackan Lake Shores, Inc. recorded in the Office for the Recording of deeds in and for the County of Wayne in Map Book 29, Page 83.

Being 567 Hummingbird Lane.

TOGETHER WITH the rights and privileges and UNDER AND SUBJECT to the covenants, conditions and restriction as set forth in a prior chain of title.

TAX PARCEL #: 12-0-0054-0567



BEING KNOWN AS: 567  
Hummingbird Lane, Hawley, PA  
18428

Seized and taken in execution as  
Tyler Critelli 313 Remsen Avenue  
AVENEL NJ 07001  
Karen Opalka 1315 Farr Street Apt.  
1 SCRANTON PA 18504

Execution No. 687-Civil-2010  
Amount \$130,016.09 Plus  
additional

September 18, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

Michael T. McKeever Esq.

**11/9/2012 • 11/16/2012 • 11/23/2012**

**SHERIFF'S SALE  
DECEMBER 5, 2012**

By virtue of a writ of Execution THE Bank of New York MELLON fka The Bank of New York, As Trustee For The Certificateholders, CWALT, INC., Alternative Loan TRUST 2007-OA8 Mortgage Passthrough Certificates, Series 2007-OA8 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

**ALL THAT CERTAIN LOT,  
PARCEL, OR PIECE OF  
GROUND SITUATE IN THE  
TOWNSHIP OF LEHIGH,  
COUNTY OF WAYNE AND  
COMMONWEALTH OF  
PENNSYLVANIA, BEING LOT  
NUMBER 28, SECTION 12,  
SENECA DRIVE, AS SHOWN  
ON MAP OF POCONO SPRINGS  
ESTATES, INC., ON FILE IN  
THE RECORDER OF DEEDS  
OFFICE OF HOMESDALE  
PENNSYLVANIA IN PLAT  
BOOK NO. 14 AT PAGE(S) 189  
ERRONEOUSLY RECITED AS  
SECTION 9 MAP BOOK 273,  
PAGE 946 A/K/A SECTION 12  
PB 14 PG189 IN PREVIOUS  
OWNERS DEED.**

**NOTICE - THIS DOCUMENT  
DOES NOT SELL, CONVEY,  
TRANSFER, INCLUDE OR  
INSURE THE TITLE TO THE**

COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL. AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TAX PARCEL NO: 14-0030-0130

BEING KNOWN AS: 27 Seneca Drive, Gouldsboro, PA 18424

Seized and taken in execution as  
Nicole D. Schwenk 27 Seneca Dr  
GOULDSBORO PA 18424  
Ronald J. Schwenk 27 Seneca Dr  
GOULDSBORO PA 18424

Execution No. 789-Civil-2009  
Amount \$168,598.23 Plus  
additional

September 18, 2012  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE  
NOTICE:

That all claims to the property will  
be filed with the sheriff before the

sale and all claims to the proceeds  
before distribution; That a sheriff's  
schedule of distribution will be in  
his office on a date specified by  
him, not later than thirty (30) days  
after sale; and that distribution will  
be made in accordance with the  
schedule unless exceptions are filed  
within ten (10) days thereafter. No  
further notice of filing of the  
schedule of distribution need be  
given.

ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.

Michael T. McKeever Esq.

11/9/2012 • 11/16/2012 • 11/23/2012

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution  
Bank of America, N.A., Successor  
by Merger to BAC Home Loans  
Servicing, LP F/K/A Countrywide  
Home Loans Servicing, LP issued  
out of the Court of Common Pleas  
of Wayne County, to me directed,  
there will be exposed to Public  
Sale, on Wednesday the 12th day  
of December, 2012 at 10:00 AM in  
the Conference Room on the third  
floor of th Wayne County  
Courthouse in the Borough of  
Honesdale the following

All that certain piece Or parcel of  
land lying, situate and being in the  
Township of Palmyra, County of  
Wayne and Commonwealth of

Pennsylvania, as laid out and plotted upon a map entitled "Highland Fields", Ronald Laabs, Palmyra Township, Wayne County, PA., Lot Layout, August 18, 1971," bearing the name and seal of Harry F Schoenagel, RS., and numbered 5-031, which premises is more fully bounded and described as follows:

Beginning at a point on the edge of "Highland Drive" of the tract known as "Highland Fields", said point of beginning being a common corner of Lots Nos. 36 and 37; thence along the common line dividing said lots, North fifty-three (53) degrees ten (10) minutes no (00) seconds East one hundred sixty-three and thirty-two one hundredths (163.32) feet to a corner, said corner being a common corner of Lots Nos. 36, 37, and 38; Thence along the common line dividing Lots Nos. 36 and 38, south sixty-five (65) degrees twenty-eight (28) minutes (10) seconds East two hundred thirty-two and ten one-hundredths (232.10) feet to a corner in line of Lot No, 35; thence along the common line of Lots Nos. 35 and 36, South sixty (60) degrees nineteen (19) minutes fifty-four (54) seconds West two hundred ninety-nine and sixty-seven one-hundredths (299.67) feet to a point on the aforementioned private road; thence along the edge of the same, the following two (2) courses and distances; along a curve having the following dimensions: R=809.559, T=300, A=104.37, and North thirty-six (36) degrees fifty (50)

minutes no (00) seconds west one hundred seventy-seven and eighty-one one hundredths (177.81) feet to the point or place of beginning, containing forty-thousand eighty-nine (40,089) square feet of land, be the same more or less.

Being Lot No. 36 of the tract known as "Highland Fields" (see Map Book 19, at Page 140).

Also conveying to the Grantees, their heirs and assigns, in common, however, with the Grantors their heirs and assigns, a right of way to the public highway over premises conveyed to Laabs by John Gallagher, et ux., et al, by deed dated August 14, 1971 recorded in Wayne County Deed Book 276 at page 626.

TAX PARCEL #: 18-0-0008-0036

Seized and taken in execution as James Krause 83 Highland Drive HAWLEY PA 18428  
Rene Krause 83 Highland Drive HAWLEY PA 18428

Execution No. 224-Civil-2012  
Amount \$262,914.85 Plus additional

September 20, 2012  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in

his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.

David Fein Esq.

11/16/2012 • 11/23/2012 • 11/30/2012

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution Wells Fargo Bank , N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL of the ALL THAT certain piece or parcel of land lying, situate and being in the Township of Clinton, County of Wayne, Commonwealth of Pennsylvania, as laid out and plotted upon a map entitled, 'MAP OF SURVEY OF LANDS OF ROBERT Q. ELFSTROM, CLINTON TWP., WAYNE CO., PA. Scale 1 inch =

100 feet', dated 12 Apr., 2000 bearing the name and seal of Frank H. Gardner, recorded in Map Book 93, at page 49, which premises is more fully bounded and described as follows:

BEGINNING at a point for a corner in the center of Township Road T-510, said point being the Southwestern corner of the premises hereby conveyed; thence North four (04) degrees four (04) minutes East eight hundred seventy-nine and eighty-three one-hundredths (879.83) feet to a corner marked by an iron pin set; thence North eighty-nine (89) degrees twenty-eight (28) minutes East one hundred ninety and no one-hundredths (190.00) feet to a Ip..corner; thence South four (04) degrees four (04) minutes South seven hundred seventy-four and forty-one one-hundredths (774.41) feet through an iron pin marker on the berm to a corner in the center of the first mentioned Township Road; thence along the center of the same South fifty-six (56) degrees forty-four (44) minutes West thirty-six and fifty-four one-hundredths (36.54) feet and South sixty-two (62) degrees thirty (30) minutes West one hundred eighty-eight and eighteen one-hundredths (188.18) feet to the point and place of BEGINNING.

CONTAINING three and sixty one-hundredths (3.60) acres of land be the same more or less.

UNDER AND SUBJECT to one-half of the right-of-way of

Township Road T-510.

UNDER AND SUBJECT to an electric line right-of-way conveyed by the Grantor herein to Pennsylvania Power & Light Company (see Record Book 1390, page 9, dated April 7, 1998.

TITLE TO SAID PREMISES VESTED IN Jill Ann Slomian and Jeffrey J. Slomian, as tenants by the entireties, by Deed from Robert Q. Elfstrom, dated 07/05/2000, recorded 10/17/2000 in Book 1702, Page 62.

Seized and taken in execution as Jeffrey J. Slomian RR1 Box 1113 Smith Road a/k/a 217 N. Smith Road WAYMART PA 18472 Jill Ann Slomian RR1 Box 1113

Smith Road a/k/a 217 N. Smith Road WAYMART PA 18472

Execution No. 348-Civil-2012 Amount \$71,111.51 Plus additional

September 21, 2012 Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No

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further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

Melissa J. Cantwell, Esq.

11/16/2012 • 11/23/2012 • 11/30/2012

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution JPMorgan Chase Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL THAT CERTAIN TRACT OR PARCEL of land situated in the Township of Lake , Wayne County, Pennsylvania known as Lot #3649, in Section 31, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37,41 through 48 and 50; September 8, 1970 in Plat Book 5,

page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; and May 18, 1973 in Plat Book 5, pages 111 through 119.

TAX PARCEL #: 12-0-036-0140

BEING KNOWN AS: 3649 Hidden Lake Drive, Lake Ariel, PA 18436

Seized and taken in execution as Alexander Chiorazzi 3649 Hidden Lake Drive LAKE ARIEL PA 18436

Eileen Chiorazzi 3649 Hidden Lake Drive LAKE ARIEL PA 18436

Execution No. 382-Civil-2012  
Amount \$96,907.54 Plus additional

September 20, 2012  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by

him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

David Fein Esq.

11/16/2012 • 11/23/2012 • 11/30/2012

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution OneWest Bank FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL THAT PARCEL OF LAND IN TOWNSHIP OF PAUPACK, WAYNE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 2674, PAGE 62, ID #19-11-48, BEING KNOWN AND DESIGNATED AS LOT 6R, BRIAR HILL NORTH, FILED IN PLAT BOOK 21 , PAGE 90,

RECORDED 07/12/1973, METES AND BOUNDS PROPERTY.

DEED FROM LOUIS J. MATTIOLI, JR. AND R.T. MATTIOLI AS SET FORTH IN DEED BOOK 2674, PAGE 62 DATED 12/11/2004 AND RECORDED 12/13/2004, WAYNE COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

BEING KNOWN AS: 89 Briar Hill Road, Lakeville, PA 18438

PROPERTY ID NO.: 19-0-0011-0048.-

TITLE TO SAID PREMISES IS VESTED IN Terrance Cardinali and Francine Cardinali, husband and wife BY DEED FROM Louis J. Mattioli, Jr. and R.T. Mattioli DATED 12/11/2004 RECORDED 12/13/2004 IN DEED BOOK BOOK 2674 PAGE 62.

Seized and taken in execution as Francine Cardinali 2430 28th Street ASTORIA NY 11102 Terrance Cardinali 2430 28th Street ASTORIA NY 11102

Execution No. 424-Civil-2012 Amount \$290,901.06 Plus additional

September 21, 2012

Sheriff

Mark Steelman

TO ALL CLAIMANTS TAKE

NOTICE:

That all claims to the property will be filed with the sheriff before the

sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.  
ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE.  
BALANCE  
DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.  
Kassia Fialkoff Esq.

11/16/2012 • 11/23/2012 • 11/30/2012

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution Coastal States Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL THAT CERTAIN tract of land, including improvements, situate in the Borough of Hawley, Wayne County, Pennsylvania, more fully bounded and described as follows:

Being Lot 3 set forth upon a map drawn by M. R. Zimmer, dated December 16, 1986, and recorded in the Recorder's Office of Wayne County in Map Book 60 at Page 113 on March 9, 1987.

TITLE TO SAID PREMISES VESTED IN Gaspar P. Domingues, by Deed from Rising Dough, Inc., a Pennsylvania Corporation, dated 09/28/2007, recorded 10/10/2007 in Book 3392, Page 182.

Premises being: 218 WELWOOD AVENUE A/K/A, 469 WELWOOD AVENUE, HAWLEY, PA 18428

Tax Parcel No. 10-0-0006-0040.0002

Seized and taken in execution as Gaspar P. Domingues 218 Welwood Ave. a/k/a 469 Welwood Ave. HAWLEY PA 18428

Execution No. 506-Civil-2011  
Amount \$153,468.75 Plus additional

September 25, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the



schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.

Andrew J. Marley, Esq.

11/16/2012 • 11/23/2012 • 11/30/2012

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**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution U.S. Bank, National Association, as Trustee for RASC 2005-EMX5 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

PARCEL I: ALL THAT CERTAIN piece or parcel of land located in the Township of Salem, County of Wayne, and State of Pennsylvania, being more particularly Lot 922 - Bear Tract of Indian Rocks at Lake Wallenpaupack, being bounded and described as follows:

BEGINNING at a point on the edge of a forty foot road known as Hibernation Road, said point being the common corner of Lots 922

and 923; thence along the common division line between Lots 922 and 923 South 49 degrees 07 minutes West, a distance of 143.6 feet to a point on line of Lot 822 and being a common corner of Lots 922 and 923; thence North 37 degrees 01 minutes West, a distance of 80 feet to a point on the edge of a walkway; thence along the edge of said walkway North 49 degrees 05 minutes East, a distance of 134.5 feet to a point on the edge of Hibernation Road South 43 degrees 52 minutes East, a distance of 80 feet to the point and place of BEGINNING.

BEING all of 922 and CONTAINING 11,086 square feet, be the same more or less.

TOGETHER with all the rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the chain of title.

PARCEL II: ALL THAT CERTAIN piece or parcel of land located in the Township of Salem, County of Wayne, and State of Pennsylvania, being more particularly Lot 921 - Bear Tract of Indian Rocks at Lake Wallenpaupack, being bounded and described as follows:

BEGINNING at a point on the edge of a 40 foot road known as Hibernation Road, said point being common corner of Lots 920 and 921; thence along the edge of Hibernation Road South 75 degrees 20 minutes East a distance of 115

feet to a point; thence along the common division line between Lot 921 and a 12 foot wide walk South 48 degrees 31 minutes West a distance of 150.4 feet to a point on the line of Lot 821; thence along the common division line between Lot 921 and parts of Lots 820 and 821 North 66 degrees 14 minutes West a distance of 103 feet to a point; said point being a common corner of Lots 920 and 921 and on line of Lot 820; thence along the common division line between Lots 920 and 921 North 47 degrees 39 minutes East a distance of 129.5 feet, to the point and place of BEGINNING

BEING all of Lot 921 and CONTAINING 13,380 square feet, be the same more or less.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the chain of title.

TITLE TO SAID PREMISES VESTED IN Richard D. Cook, by Deed from Mary A. Cook, widow, dated 08/20/2002, recorded 05/14/2004 in Book 2499, Page 175.

Premises being: 922 HIBERNATION ROAD, LAKE ARIEL, PA 18436

Tax Parcel No. 1: 22-0-0002-0390  
Tax Parcel No. 2: 22-0-0002-0431

Seized and taken in execution as property, viz:Richard D. Cook 922

Hibernation Road LAKE ARIEL  
PA 18436

Execution No. 137-Civil-2012  
Amount \$39,134.13 Plus additional

October 4, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.**

Robert W. Cusick, Esq.

**11/16/2012 • 11/23/2012 • 11/30/2012**

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution OneWest Bank FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day

of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL that certain piece or parcel of land situate, lying and being in the Township of Salem County of Wayne and Commonwealth of Pennsylvania, being known as Lot Number 4 on survey map by James C. Hinton, P.L.S. dated January 4, 1989 and recorded in Wayne County Map Book 71 at page 83 (13), and being bound and described as follows:

BEGINNING in the center of a road known as Shiloh Drive, said point being the common corner of lots 1 and 4 shown on the aforementioned map and being the northeast corner of the parcel herein described; thence along the common boundary line of Lots 1 and 4 south 47 degrees 46 minutes 79 seconds West 281.176 feet to an iron pin for a corner of the line of lands now or formerly owned by William H. Garrity (DB 194, pg.584); thence along the lands now or formerly owned by William H. Garrity north 43 degrees 4 minutes 2 seconds West 292.326 feet to an iron pin for a corner, being the common corner of lots 4 and 5; thence along the common boundary of Lots 4 and 5 north 41 degrees 47 minutes 35 seconds East 302.82 feet to a point for a corner in the center of Shiloh Drive; thence along the centerline of Shiloh Drive south 39 degrees 34 minutes 92 seconds east 324.1

feet to the point and place of BEGINNING.

PIN: 22-0-0053-0040

BEING KNOWN AS : 3 Shiloh Drive a/k/a 19 Shiloh Drive, Lake Ariel, PA 18436

PROPERTY ID NO.: 22-0-0053-0040

TITLE TO SAID PREMISES IS VESTED IN John S. Korinis BY DEED FROM Janet L.Aleckna DATED

Seized and taken in execution as John S. Korinis 3 Shiloh Drive a/k/a 19 Shiloh Dr Lake Ariel PA 18436

Execution No. 471-Civil-2012  
Amount \$219,054.50 Plus  
additional

October 4, 2012  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.

Harry B. Reese, Esq.

11/16/2012 • 11/23/2012 • 11/30/2012

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution Palmyra Township, Wayne County, PA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL THAT CERTAIN piece or parcel of land lying, being and situate in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEING all of Lot #5 in the subdivision known as "Sutter Subdivision" in accordance with a survey by Tim A. Jones, P.L.S. dated June 15, 1993, and recorded in Wayne County Map Book 79 at page 40-46 and UNDER AND SUBJECT to all covenants, conditions and restrictions and/or easements indicated on said recorded maps.

EXCEPTING AND RESERVING so much of the property subject to the easements of Spruce Street (T-407) and Sutter Court as set forth in Record Book 951 at page 143.

UNDER AND SUBJECT to an Area of Drainage Easement and Water and Sewer Line Easements: as depicted on Map Book 79 at page 40 and the rights granted therewith to enter upon the property to relay and maintain said lines.

BEING the same premises which Raymond V. Harrington, III, and Laurie S. Harrington, his wife, by their deed dated the 14th day of August, 2005, and recorded in Wayne County Record Book 2893 at Page 247, granted and conveyed unto Lisa Marie Osborne.

TAX MAP NO.: 18-0-0015-0005.-

ADDRESS BEING: 324 SPRUCE STREET, HAWLEY, PA 18428

Seized and taken in execution as Lisa Marie Osborne 324 Spruce Street Hawley PA 18428

Execution No. 600-Civil-2011  
Amount \$5,277.72 Plus additional

October 2, 2012  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE  
NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds

before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.

Jeffrey Treat, Esq.

11/16/2012 • 11/23/2012 • 11/30/2012

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution Wells Fargo Bank , N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL THAT certain tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 25-2 in Section 1 of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania,

according to the Plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania; April 9, 1970 in Plat Book 5, Pages 26 and 27; May 11, 1970 in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, Pages 57 and 58; February 8, 1971 in Plat Book 5, Pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, Pages 69 through 72, as amended and supplemented.

SUBJECT TO THE same conditions, exceptions, reservations, restrictions, easements and rights-of-way as are contained in the prior deeds forming the chain of title, including those set forth in the Declaration of Protective Covenants dated as of May 11, 1970, as amended and supplemented.

TITLE TO SAID PREMISES VESTED IN Ricardo Espineira and Wendy L. Espineira, his wife, as tenants by the entirety, by Deed from Kathryn J. Cordes, (f/k/a, Kathryn D. Bentler) and Richard J. Cordes, her husband, dated 06/20/2005, recorded 07/11/2005 in Book 2809, Page 196.

Premises being: 25-2 PINWOOD COURT, LAKE ARIEL, PA 18436

Tax Parcel No. 22-0-0015-0057.0002

Seized and taken in execution as Ricardo Espineira 25-2 Rinewood Court LAKE ARIEL PA 18436 Wendy L. Espineira 25-2 Pinewood

Court LAKE ARIEL PA 18436

Execution No. 772-Civil-2011  
Amount \$132,183.53 Plus  
additional

October 2, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

Andrew J. Marley, Esq.

**11/16/2012 • 11/23/2012 • 11/30/2012**

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution Fannie Mae ("Federal National Mortgage Association") issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public

Sale, on Wednesday the 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL that certain tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 1247 in Section 13 of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, pages 26 and 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, pages 57 and 58; February 8, 1971 in Plat Book 5, pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5, pages 69 through 72.

SUBJECT to all conditions, exceptions, restrictions, reservations, covenants and easements, of record, including those set forth in the Declaration of Protective Covenants for the Hideout, dated as of May 11, 1970 and amended and supplemented.

TITLE TO SAID PREMISES VESTED IN Joseph B. Klepadlo and Rebecca L. Klepadlo, his wife, by Deed from William O'Sullivan and Wendy O'Sullivan, his wife, dated 03/08/2002, recorded 04/03/2002 in Book 1962, Page

188.

Premises being: 213 THE  
HIDEOUT, A/K/A 1247  
WOODVIEW TERRACE, LAKE  
ARIEL, PA 18436

Tax Parcel No. 12-0-0020-0123

Seized and taken in execution as  
Joseph B. Klepadlo 213 The  
Hideout A/K/A 1247 Woodview  
Terrace LAKE ARIEL PA 18436  
Rebecca L. Klepadlo 213 The  
Hideout a/k/a 1247 Woodview  
Terrace LAKE ARIEL PA 18436

Execution No. 979-Civil-2010  
Amount \$107,538.35 Plus  
additional

October 2, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

Andrew J. Marley, Esq.

**11/16/2012 • 11/23/2012 • 11/30/2012**

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**CIVIL ACTIONS FILED**

*FROM OCTOBER 27, 2012 TO NOVEMBER 2, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2005-40294	JULIA RIBAUDO REALTY & BRIGHTEN HEALTH GROUP LLC	10/29/2012	SATISFACTION	—
2009-00368	DOUGLAS JAMES M	11/02/2012	SATISFACTION	—
2009-20597	MITCHELL CHRISTOPHER	11/02/2012	SATISFACTION	—
2009-20597	MITCHELL ARLETTE	11/02/2012	SATISFACTION	—
2010-20237	BETA DANIEL	10/29/2012	SATISFACTION	767.32
2010-20881	BRUMLEY VIVIAN M	10/29/2012	DISCONTINUANCE	—
2010-21387	MITCHELL CHRISTOPHER	11/02/2012	SATISFACTION	—
2010-21387	MITCHELL ARLETTE	11/02/2012	SATISFACTION	—
2011-20304	HENDERSON RICHARD N	10/29/2012	SATISFACTION	478.04
2011-20304	HENDERSON MARILYN	10/29/2012	SATISFACTION	478.04
2011-21126	MITCEIELL CBRISTOPHER	11/02/2012	SATISFACTION	—
2011-21126	MITCHELL ARLETTE	11/02/2012	SATISFACTION	—
2011-21249	TOLOGONOV DJANYSH	11/02/2012	SATISFACTION	—
2011-21535	JACOB GEORG A	10/31/2012	SATISFACTION	—
2012-00222	FANIZZA FRANK	10/29/2012	DEFAULT JUDG IN REM	73,916.15
2012-00222	FANIZZA JOSEPHINE	10/29/2012	DEFAULT JUDG IN REM	73,916.15
2012-00421	JONES BOBBY JR	10/29/2012	DEFAULT JUDGMENT	2,645.68
2012-00542	ELDRIDGE VANESSA DEFENDANT/APPELLEE	10/29/2012	DEFAULT JUDGMENT	1,556.00
2012-00586	TRABALKA DEBRA	10/29/2012	DEFAULT JUDGMENT	5,271.26
2012-00603	WOOD ROSEANNE	10/29/2012	DEFAULT JUDGMENT	1,161.91
2012-20846	WOJCIK CARRIE L	11/01/2012	SATISFACTION	—
2012-21008	MITCHELL CHRISTOPHER	11/02/2012	SATISFACTION	—
2012-21008	MITCHELL ARLETTE	11/02/2012	SATISFACTION	—
2012-21142	LEGGIERI ALBERT III	11/02/2012	SATISFACTION	—
2012-21253	VANWAGENEN LEGRANDE W JR	10/29/2012	WRIT OF SCIRE FACIAS	—
2012-21253	VANWAGWENEN LESLIE J	10/29/2012	WRIT OF SCIRE FACIAS	—
2012-21281	BOICE MICHAEL S	11/02/2012	DEFAULT JUDGMENT	16,076.46
2012-21309	ROMAN CATHOLIC ARCH DIO	10/31/2012	SATISFACTION	426.39
2012-21493	SERGE JENNIFER	10/29/2012	JP TRANSCRIPT	2,496.36
2012-21494	JFJ INVESTMENT GROUP LLC	10/29/2012	MUNICIPAL LIEN	374.64
2012-21495	CONROY CONSTANCE	10/31/2012	JP TRANSCRIPT	1,429.05
2012-21496	VIERING KEVIN	11/01/2012	MUNICIPAL LIEN	893.38
2012-21496	VIERING MICHELLE	11/01/2012	MUNICIPAL LIEN	893.38
2012-21497	ALTEMIER KIMBERLY	11/01/2012	JUDGMENT	2,552.50
2012-21498	BOOTH MICHELE E	11/02/2012	JUDGMENT	5,886.50
2012-21499	NOONE DANIEL J	11/02/2012	JUDGMENT	3,069.50
2012-21500	ESCOBAR JESUS MARTINEZ	11/02/2012	JODGMENT	678.00
2012-21500	MARTINEZ JESUS ESCOBAR	11/02/2012	JODGMENT	678.00
2012-21501	SMITH RYAN R	11/02/2012	JUDGMENT	3,120.62

*For further information on these listings, call the Prothonotary's office at 570-253-5970 ext. 4030.*



2012-40075	FITZGERALD BRIAN OWNER	P	10/29/2012	STIP VS LIENS	—
2012-40075	WHEELER HILL DEVELOPING INC		10/29/2012	STIP VS LIENS CONTRACTOR	—
2012-40076	FITZGERALD BRIAN OWNER	P	10/29/2012	STIP VS LIENS	—
2012-40076	N&T TRANSPORTS & EXCAVATING		10/29/2012	STIP VS LIENS CONTRACTOR	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2012-00742	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	10/29/2012	—
2012-00742	CORTER DONNA		DEFENDANT	10/29/2012	—
2012-00743	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	10/29/2012	—
2012-00743	HOLLISTER MARLENE		DEFENDANT	10/29/2012	—
2012-00745	CITIBANK		PLAINTIFF	10/29/2012	—
2012-00745	MORTON DANIELLE		DEFENDANT	10/29/2012	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2012-00746	TD BANK		PLAINTIFF	10/29/2012	—
	SUCCESSOR BY MERGER TO				
2012-00746	BANRNORTH		PLAINTIFF	10/29/2012	—
	A/K/A				
2012-00746	PEOPLES HERITAGE BANK		PLAINTIFF	10/29/2012	—
2012-00746	DAY ETTA		DEFENDANT	10/29/2012	—
	A/K/A				
2012-00746	DAY ETTA J		DEFENDANT	10/29/2012	—

**PETITION**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2012-00741	BERLIN TOWNSHIP BOARD OF SUPER		PETITIONER	10/29/2012	—
2012-00741	CASE DIESEL 69" DRUM ROLLER		PETITIONER	10/29/2012	—
2012-00744	BARNA TIMOTHY PAUL		PETITIONER	10/29/2012	—
	PETITIONER				

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2012-00747	MOTORISTS MUTUAL INSURANCE CO		PLAINTIFF	10/29/2012	—
2012-00747	SEPE JOSEPH		DEFENDANT	10/29/2012	—

**MORTGAGES AND DEEDS**

*RECORDED FROM NOVEMBER 12, 2012 TO NOVEMBER 16, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Goodenough Forrest C	Dime Bank	Honesdale Borough	
Goodenough Stacey Ann			115,700.00
Haenggi Lorraine	Wayne Bank	Palmyra Township	64,000.00
Barnack Gerald M	Dime Bank	Lebanon Township	
Barnack Narda J			112,000.00
Erdman Diane L Henesy	Dime Bank	Mount Pleasant Township	
Henesyerdman Diane L			147,100.00
Clemo Shawn	Mortgage Electronic Registration Systems	Berlin Township	132,653.00
Rowe Edward E	Honesdale National Bank	Texas Township	
Rowe Susan Lynn			145,000.00
John T Howe Inc	Honesdale National Bank	Sterling Township	140,000.00
Nicolais Lawrence	Fidelity Deposit & Discount Bank	Paupack Township	21,750.00
Smith Michael R III	Dime Bank	Cherry Ridge Township	
Smith Nikki Lynn			71,200.00
Canfield Ronald J	Mortgage Electronic Registration Systems	Manchester Township	
Canfield Robin D			188,881.00
Amundsen Maureen	Wells Fargo Bank	Salem Township	
Amundsen Kristopher			93,600.00
Tyson Robert J	Honesdale National Bank	Paupack Township	345,000.00
Hull Bruce	Dime Bank	Salem Township	
Hull Susan			137,000.00
Hineline Jeremy	Fairway Consumer Discount Company	Sterling Township	
Hineline Brandy L			200,000.00
Burns Michael	D & D Homes Inc	Lake Township	
Burns Maryellen			163,440.00
Buckley Kathleen R	J P Morgan Chase Bank	Sterling Township	116,310.00
Ozerinsky Feliks	Mortgage Electronic Registration Systems	Paupack Township	
Ozerinsky Valentina			231,975.00
Peck Vivian	Mortgage Electronic Registration Systems	South Canaan Township	225,000.00
Peck Vivian	Housing & Urban Development	South Canaan Township	225,000.00
Sides Lelia Y	Wayne Bank	Dyberry Township	115,000.00

*For further information on these listings, call the Recorder of Deed's office at 570-253-5970 ext. 4040.*

Scaltro John	Mortgage Electronic Registration Systems	Paupack Township	
Scaltro Dina			59,335.00
Ventura Manuel A	Mortgage Electronic Registration Systems	Paupack Township	
Molina Leonor F By Af Ventura Manuel A Af			100,000.00
Robb Carolyn L Garcia Tr Garciarobb Carolyn L Tr Carolyn L Garcia Revocable Trust	Bank Of Grove	Palmyra Township	52,576.00
Busby John B	Mortgage Electronic Registration Systems	Salem Township	
Busby Erin M			94,400.00
Skinner Dawn E	First National Community Bank	Prompton Borough Prompton Boro & Texas & Canaan Texas Township Texas & Canaan & Prompton Boro Canaan Township Canaan & Texas & Prompton Boro	56,000.00  56,000.00  56,000.00
Grosso Robert J Grosso Constance	Pennstar Bank	Lake Township	25,000.00
Susenburger Charlotte Bagnall Douglas J	Pennstar Bank	Paupack Township	35,000.00
Chimento Carol Chimento Louis	Pennstar Bank	Lake Township	35,000.00
Riess Florence	Pennstar Bank	Paupack Township	10,000.00
Tenbus Craig	Dime Bank	Dyberry Township	95,000.00
Bell Timothy P	Pennstar Bank	Lake Township	42,000.00
Martini Carrie L	Pennstar Bank	Salem Township	228,000.00
Millon Dennis	Wayne Bank	Prompton Borough	66,000.00
Juresich Glen	Wayne Bank	Texas Township Texas Twp & Honesdale Boro Honesdale Borough Honesdale Boro & Texas Twp	65,000.00  65,000.00
Phillips Kenneth A Phillips Nancy C	Wayne Bank	Clinton Township	20,000.00
Korb John F Korb Bonnie L	Dime Bank	Cherry Ridge Township	13,308.00
Pereyra Ekaterina Pereyra Louis O	Dime Bank	Paupack Township	150,000.00
Regenbogen Mitchell	Mortgage Electronic Registration Systems	Lake Township	80,300.00
Foster Dennis A	Mortgage Electronic Registration Systems	Dreher Township	
Foster Beverly			169,967.00
Gregor Donna Lee	First National Community Bank	Texas Township	25,000.00

Orchard Jeffrey D	First National Community Bank	Lake Township	
Orchard Magdalena			100,000.00
Madama Michael	Wells Fargo Bank	Paupack Township	
Madama Diane			215,000.00
Fasshauer Thomas	Fasshauer Eloise L	Honesdale Borough	296,900.00

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## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Fotusky Edward J Jr	Fotusky Mark	Preston Township	Lots 3 & 4
Goodenough Forrest C	Goodenough Forrest C	Honesdale Borough	
Kelly Stacey Ann	Goodenough Stacey Ann		
Goodenough Stacey Ann			
McHale Robert A Est	Haenggi Lorraine	Palmyra Township	
Larocca Carol A Exr			
Lind Raymond A	Tabone Joseph	Salem Township	
Lind Andrea	Tabone Diane		Lot 151
Dailey Robert	Clemo Shawn	Berlin Township	
Dailey Beverly			
Landers Michael	Nehrbass Edna	Honesdale Borough	
Landers Tammy			
Moeller David A	Kramer Jeffrey S	Paupack Township	
Moeller Lisa A	Kramer Deborah M		Lot 35
Morsch Robert AKA	Morsch Robert C	Texas Township 1 & 2	
Morsch Robert C AKA			
Morsch Mary D By Agent			
Morsch Robert C Agent			
Chernomaz Olga AKA			
By Sheriff	Federal Home Loan Mortgage Corporation	Salem Township	
Chernomaz Olga V AKA			
By Sheriff			Lot 738
Finnegan James A	Marlin John E Jr	Lehigh Township	
Finnegan Margaret Mary J			Lot 158
Pashalis Eleftheria	Umowski Mary	Lehigh Township	Lots 62 & 63
Weber Stephen L	Smith Michael R III	Cherry Ridge Township	
Weber Carole G	Smith Nikki Lynn		
Anchel David	Amundsen Kristopher	Salem Township	
Anchel Stacey	Amundsen Maureen		Lot 177
Volpe Louis	Scaltro John	Paupack Township	
	Scaltro Dina		Lot 125
Pellegrini Sergio	Fasano Thomas	Paupack Township	
Pellegrini Jennifer			Lot 322
Harcum Joseph A	Santoriello James	Lebanon Township	
Harcum Nancy R By Af	Santoriello Theresa		Lot 67
Howell Alfred J Af			
Duck Harbor Company			
Mooney Joetta	Tempaugh John	Paupack Township	
	Mooney Joetta		Lot 41

McDonough Gerard F Exr	Wolcott Theodore	Salem Township	
McDonough Marybeth H Est	Wolcott Bonnie J		Lot 1696
Speranza Patricia Ann	Bratichak John M	Salem Township	
	Bratichak Regina L		Lot 2521
Lennon Elizabeth M	Lennon Robert	Paupack Township	Lot 104
Marks Scott	Kushner Joshua	Paupack Township	
	Kushner Patricia		Lot 1LE20
Mullen Kevin J	Korb John F	Cherry Ridge Township	
	Korb Bonnie L		
Loneragan Stephen E	Loneragan Stephen E	Lehigh Township	
Peters Karen	Peters Karen	Lehigh Township	
Bode Douglas P	Bode Douglas P	Lehigh Township	
Bode Marian L	Bode Marian L		
Grimm Robert C	Waymart Area Authority	Waymart Borough	
Grimm Karla D			Lot B
Waymart Area Authority	Waymart Area Authority	Waymart Borough	Lot AB
Gansell Katherine	Gansell Katherine	Paupack Township	Lots 12 & 13
Levengood Dean M	Vosburg Neal T	Paupack Township	
Levengood Jennifer M	Vosburg Kimber L		
Kempf Lorraine AKA By Agent	Scaltro John	Paupack Township	
Kempf Evelyn L AKA By Agent	Scaltro Dina		Lot 126
Hudak Joann M Agent			
Hessling Janet C Agent			
Maguire Michael	Ventura Manuel A	Paupack Township	
Maguire Margaret	Molina Leonor F		Lot 823
Begunov Nikolay V	Begunov Nikolay V	Paupack Township	
Trizna Elena A	Trizna Elena A		Lot 4
Lagreca Thomas	Naylor Robert	Paupack Township	
Lagreca Joanne B	Naylor Eileen		Lot 228
Deutsche Bank National			
Trust Company Tr	Vaysburd Alex	Lehigh Township	
Homeward Residential Inc	Vaysburd Rozaliva		Lot 80
Sabo Robert	Havard Thomas Jr	Lehigh Township	Lot 319
Sabo Robert	Neary Michael	Dreher Township	Lot 6
Watson Elsie	Wayne County Cooperative Agricultural	Dyberry Township	
Tenbus Randal C	Tenbus Craig	Dyberry Township	
Tenbus Pamela			
Barca I	Barcarola Louis J	Lake Township	
	Barcarola Angelina		Lot 4039
Clintock Mary Barbara Exr	Clintock Mary Barbara	Palmyra Township	
Cummings John M Est			
Murphy Catherine V Est			

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Nasveschuk Blane Jon Exr Klinsky Julia Est	Nasveschuk Blane Jon Nasveschuk Kent Lee	Paupack Township Lot 18C
Wayne County Tax Claim Bureau Cherry Hill Mobile Home Court Inc	Cherry Hill Mobile Home Court Inc	Cherry Ridge Township
Wayne County Tax Claim Bureau Brigham M N	Turner Joel D	Damascus Township
Wayne County Tax Claim Bureau Chevres Victor M Chevres Crucelina	McGeough Sean	Dreher Township
Wayne County Tax Claim Bureau Fralich Clifford A Fralich Anna L	Walters Christopher	Dreher Township
Wayne County Tax Claim Bureau Blacker Patricia F	Kenny Mark F	Dreher Township
Wayne County Tax Claim Bureau Gorda Raymond	Walters Christopher	Dreher Township
Wayne County Tax Claim Bureau Riker Clifford G Riker Marion B	Madurski Stanley A	Dreher Township
Wayne County Tax Claim Bureau Lomas Cola Lawrence G	Madurski Stanley A	Dreher Township
Wayne County Tax Claim Bureau Golden John T Est Golden Anna Est	Shepstone Thomas	Honesdale Borough
Wayne County Tax Claim Bureau Williams Thomas Est	Smith Michael G	Lake Township
Wayne County Tax Claim Bureau Brzostowski Adam	Ball George Ball Christina Lombardo Lombardoball Christina	Lake Township
Wayne County Tax Claim Bureau Thompson Michael A	Oquendo Hilda Delvalle Joseph Carl	Lehigh Township
Wayne County Tax Claim Bureau Williams Jayson S	Urgiles Carlos Urgiles Karola	Manchester Township
Wayne County Tax Claim Bureau Sarkar Basanti	Tigue Wayne	Palmyra Township
Wayne County Tax Claim Bureau Ranakoski Michael	S N I P L L C	Paupack Township
Wayne County Tax Claim Bureau Sidoroff Walter	S N I P L L C	Paupack Township
Wayne County Tax Claim Bureau Sidoroff Walter	S N I P L L C	Paupack Township

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 \$36 billion in economic impact from the 172 million annual  
 visitors to the Commonwealth. For more information about  
 Pocono region tourism, visit [www.800poconos.com](http://www.800poconos.com).**

Wayne County Tax Claim Bureau	Hayden Harvey H	Paupack Township
Robinson Carl H Jr	Hayden Thomas C	
Robinson Andrea L		
Wayne County Tax Claim Bureau	Mandrik Edward J Jr	Paupack Township
Treat C B		
Wayne County Tax Claim Bureau	Raso Heather	Paupack Township
McMullan Edward		
McMullan Michele		
Wayne County Tax Claim Bureau	Geary Sarah	Paupack Township
Fazekas Alan		
Wayne County Tax Claim Bureau	Coxton Lake Protective Asso	Preston Township
Forsman Helen Hope Hughes		
Wayne County Tax Claim Bureau	Mazza Dennis	Salem Township
Yanoviak John J		
Yanoviak Mary A		
Wayne County Tax Claim Bureau	Pitti Kathleen M	Salem Township
Filsaime Alix		
Filsaime Mary Jane		
Wayne County Tax Claim Bureau	Leonard Justin	Scott Township
Hadley Earlie		
Kellerman Denise		
Wayne County Tax Claim Bureau	Donnini Fred A	South Canaan Township
Shannon Michael	Donnini Theresa A	
Rodriguez Jose		
Wayne County Tax Claim Bureau	Tigue Patrick A	Sterling Township
Rychel Krystyna		
Wayne County Tax Claim Bureau	Tigue Wayne	Texas Township 1 & 2
Loehr Fred		
Wayne County Tax Claim Bureau	Gray Christopher Michael	Texas Township 3
Hannel Mary Est		
Kapschull Charles W	Agnello Joseph III	Canaan Township
Kapschull Cathy A	Agnello Jessica Raye	Lot D
Agnello Joseph III	Kapschull Charles W	Canaan Township
Agnello Jessica Raye	Kapschull Cathy A	Lot B
Agnello Joseph III	Agnello Joseph III	Canaan Township
Agnello Jessica Raye	Agnello Jessica Raye	
Altemier Roger C	P P L Electric Utilities Corporation	Sterling Township
Altemier Ruth		Lot 2
Chapman Donald E		
Chapman Hilda		

**Senator Baker announced the addition of direct email updates for those interested in receiving the latest information regarding legislative, revenue, veteran affairs and other constituent news. Go to [www.senatorbaker.com/e-mail.htm](http://www.senatorbaker.com/e-mail.htm) for more information.**

Wheeler Chad Ryan	Wheeler Chad Ryan Wheeler Michelle L	Sterling Township	Lots 54 & 55
Breezewood Land Development Co Inc	Mennella Christopher	Lehigh Township	Lot 346
Pereyra Luis O Ind & Gdn	Pereyra Louis O	Paupack Township	
Pereyra Luis O Gdn	Pereyra Ekaterina		Lot 16
Pereyra Winnifred Est			
Switzer Jerillyn Ind & Exr	Switzer Jerillyn	Lehigh Township	
Gragnano Janice Ind & Exr	Gragnano Janice		Lot 7
Cevasco Dorothy Est AKA	Grimm Judy		
Cevasco Dorothy Margaret Est AKA			
Rood Dorothy M Est AKA			
Gragnano Janice	Switzer Jerillyn	Lehigh Township	Lot 7
Figueroa Joann By Sheriff	Deutsche Bank National Trust Company Tr	Salem Township	
Figueroa Edward F By Sheriff			Lot 297
Kasper Edward	Villaume Jon E	Honesdale Borough	
Kasper Kathleen			
Pechin Christopher Hughes Tr	Khan Deborah A	Manchester Township	
Georgine Hughes Pechin Two Zero One One Tr			
Fasshauer Eloise L	Fasshauer Thomas	Honesdale Borough	

**LEGAL JOURNAL**  
OF WAYNE COUNTY, PA

23rd Judicial District  
Vol. 1 • APRIL 1, 2011 • Honesdale, PA • No. 3



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**CASES REPORTED**

Joseph Franzoni aka Joseph Franzoni, Jr. et al. Plaintiffs

vs.

New Penn Exploration, LLC and  
Southwestern Energy Production Company, Defendants



**Court of Common Pleas**

23rd Judicial District

The Hon. Raymond L. Hanzell

President Judge

The Hon. Robert J. Cooney

Senior Judge

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*Trends in Municipal Law*

4 hours substantive/0 hour ethics

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